



Staff Report

BELMONT LIBRARY/BELAMEDA PARK PROJECT – DECEMBER/JANUARY MONTHLY UPDATE

Honorable Mayor and Council Members:

Summary

Staff provides an update on the Belmont Library/Belameda Park project to the City Council and community on a monthly basis. This report provides updated information such as recent construction activities, upcoming construction activities, and budget/change orders. Selected photos of the project and an updated schedule are also included.

Background

On October 12, 2004 the City Council approved the plans and specifications for the Belmont Library project and directed staff to issue them to the bidders. The project includes, but is not limited to, the demolition of the existing library and the reconstruction of a 20,233 square foot library. Bids were opened on November 23rd and the lowest responsible bidder was Gonsalves & Stronck of San Carlos, which was awarded the contract on December 14, 2004. A Notice to Proceed was issued on January 18, 2005 with work to begin on January 24, 2005 and continue for 11 months.

As of January 19, we are at day 364 of 376 approved days for the project, or approximately 97% into the official timeline. Approved days include the original contract schedule, in addition to inclement weather days and change orders.

Discussion

Recent construction activities

- Grading – Playground and Walkways
- Carpet Installation
- Shelving Installation
- Interior Glazing/Caulking
- Front Entryway/Ramp Excavation

Upcoming construction activities

- Planting
- Complete Front Entryway/Ramp

- Install Appliances
- Punchlist

Miscellaneous Issues

- Budget/Change Orders

The project is currently within budget. On December 23rd, the tenth payment was made to Gonsalves & Stronck for \$763,670.81, and the 11th payment for \$745,886.36 is scheduled for January 20th. This signifies that we are at 91% of payments to the contractor, which includes the 10% retention, which is held in an escrow account.

As of December 12th, Change Order #10 was issued, addressing three separately negotiated changes for a net total of \$23,664.00, and on December 19th, Change Order #11 was issued, addressing six separately negotiated changes for a net total of \$89,636.00.

Description	Amount	%
Construction Contract		
Original Contract	\$6,947,777	100
Less: Progress Payments ¹	6,324,500	91
Balance Remaining	\$623,777	9
Project Contingency		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	400,712	59
Balance Remaining	\$274,097	41

- Draws on Contingency/Water Feature

The project team has obtained final pricing on the construction and materials for the water feature in the amphitheatre, and it is within the budgeted amount for this addition.

- Project schedule

Below is a timeline of the major project milestones. Overall, the project schedule is slightly delayed due to weather, but scheduled Grand Opening (Spring 2006) is still on track.

¹ Includes 10% retention

Milestone	Approximate Completion Date
Front Entryway/Walkway	January 9 through 27
Excavate Fountain	January 17
Complete all Flooring	January 17
Punchlist	January 23
Planting/Landscaping	January 25
Acceptance of Work	February 2006
Transition Period/Move	March 2006
Reopening	Approx. April 2006

Below is a timeline of more detailed key milestones and upcoming project activities.

Activity	Schedule	
	1/23 – 1/27	1/30 – 2/3
Planting	X	X
Form/Rock Walks		X
Pour Walkways/Fountain		X
Furniture Move-In		X
Punchlist		X

■ Photos

The following pictures show some of the project progress:



Fiscal Impact

There is no fiscal impact to this report.

Public Contact

Posting of City Council agenda.

Recommendation

It is recommended that Council accept the update provided in this report

Alternatives

1. Provide alternative direction to staff.
2. Take no action.

Attachment

None.

Respectfully submitted,

Thomas Fil
Finance Director/Project Manager

Jack R. Crist
Interim City Manager

Staff Contact:

Thomas Fil, Finance Director/Project Manager
(650) 595-7435
tfil@belmont.gov